

## HISTORIC VIRGINIA ESTATE FIGURES IN EXCHANGE FOR F STREET OFFICE BUILDING

Two Other Properties Also Involved in Week's Biggest Deal.

Sale of the Interstate Building, 1319-21 F street northwest, valued at \$750,000 last week to Mrs. George M. Morse, by a local investor, whose name was withheld, featured a brisk period of activity in the real-estate market.

As a result of the exchange the seller of the building becomes the owner of the five-story apartment at 3121 Mount Pleasant street, containing thirty apartments and valued at \$100,000; the business property at 718 Eleventh street northwest, valued at \$55,000 and the beautiful historical country estate of Mount Eagle, located just outside of Alexandria, Va.

The transaction was jointly handled by the business properties department of McKeever and Goss, representing the former owner of the Interstate Building and John F. Maury, representing Mrs. Morse.

The first floor of the Interstate Building is now occupied by the Young Men's Shop and it is the purpose of the new owner to convert the upper floors, now occupied by the United States Shipping Board and from which they will move May 1, into one of the finest modern office buildings in the city, with special attraction for lawyers and professional men.

"Mount Eagle" is located about one-half mile from the city limits of Alexandria, Va., which city is eight miles from the city of Washington. It consists of 52½ acres situated on a high eminence, with a commanding view of the Potomac River, Maryland Heights, the city of Washington and surrounding country.

About one-half of the property is cleared and the soil, being a sandy loam with clay subsoil, is capable of producing good crops of almost anything that may be planted. The grove that borders the property may be found oak, walnut, pine, cedar, chestnut and various other kinds of timbers. At small expense this part of the property could be transformed into an ideal park for either public or private use. Entrances from the public thoroughfares are provided at both the east and west sides of the property from which driveways lead up to the residence.

Besides the historic residence, the property is improved with more or less modern outbuildings such as stable, poultry house, tenant house, etc. Most excellent water is provided by a well, motor power being used to pump it into a pressure tank, from which it is piped throughout the residence for domestic use and through the lawn to the stable. The entire property is fenced and cross fenced, substantial iron gates being installed at both public entrances as well as at residence enclosure.

"Mount Eagle" was originally the home of Bryan, eighth Lord Fairfax, whose title was confirmed by the British House of Lords. The residence was built in 1739 and the original structure is still in an excellent state of preservation. It originally consisted of eight large rooms, with spacious halls, but from time to time interior alterations and improvements have been made to provide more modern home

conveniences, always preserving the quaint original architecture. Although Lord Fairfax was an ardent Royalist, the great friendship between him and Gen. Washington continued unbroken until the death of the latter. History tells us that on December 7, 1793, Gen. Washington called and dined with Lord Fairfax at Mount Eagle, this being the very last social call made by Washington. On December 11 following, Lord Fairfax called and dined with Washington at Mount Vernon, and was the last visitor received by him, his death occurring three days later.

Lord Fairfax died at Mount Eagle in 1803, and on his tomb in a nearby cemetery is the following inscription:

"Right Hon. Lord Fairfax,  
Baron of Cameron,  
Died at Mount Eagle August 7, 1803,  
Aged 78 Years."

In Callahan's "Washington—The Man and the Mason" (a copy of this book may be seen in almost any public library) is given a comprehensive review of the relations of George Washington and Lord Fairfax and many interesting incidents that occurred at Mount Eagle.

With the single exception of Mount Vernon, Mount Eagle is perhaps the most historic and best-known estate in Northern Virginia, and continues to increase in value. With the completion of the proposed boulevard leading from Mount Vernon past Mount Eagle to Alexandria and Washington, the value will be immediately enhanced.

### Immigrants to Get Decisions Promptly

Recommendations on appeals of immigrants barred from entering this country will be made directly by Commissioner General of Immigration Husband, the Department of Labor announced last night.

Under the preceding administration a "commission of appeals" composed of employees of the Labor Department, passed on appeals before final action by the Secretary of Labor. The new plan concentrates responsibility in one man.

More than 1,600 men and women are enrolled in extension courses of Boston University.

## Historic Manor Changes Hands

"Mount Eagle," located about one-half mile from Alexandria, Va., second in historical interest only to Mount Vernon, figured in an exchange last week for the Interstate Building in F street. This manor is surrounded by fifty-two and one-half acres, enjoying a commanding view of the Potomac River, Maryland Heights, Washington and surrounding country.

## Simonds Sees Germany Spell Own Doom in After-War Reparations Policy in Respect to France

CONTINUED FROM PAGE ONE

has found an answer, either in or out of France and this fact is the central circumstance in the new European situation. This situation rests on the fact that France has the power to destroy, and every German purpose past and present.

German salvation has always rested upon German willingness to make enormous payments, which, despite their magnitude, did not deplete the sum total of German destruction, and German willingness to recognize the results of the war and lay aside her aggressive policies. In a word, the Germans had to pay France and they had to cease to menace France. If they did both of these things it lay within the power of the United States and Great Britain to ameliorate the situation of the Germans, to assist in German recovery and thus save Germany from ruin.

### German Stand.

But the German has not been willing to pay or to submit. He has refused money, he has clung to his arms wherever possible, he has redoubled his threats of revenge, of the recovery of Alsace Lorraine, of the future destruction of France. He has silenced the voices and paralyzed the efforts of precisely those nations whose self-interest and enlightened policy alike contributed to make them willing to save Germany, and he has armed the French with precisely those weapons which must, if used, be fatal to him.

We have come now to something like a supreme crisis. On the economic side Germany has made vast strides toward regaining her old

position. But all this progress will come to nothing if she has now to face an extended allied occupation, the seizure and operation of her great coal districts, the allocation of the Upper Silesian fields to the Poles and those of the Ruhr to the French. If, in addition, new tariff walls are stretched across Germany, if all security and confidence are destroyed by the advance of allied armies, then the end of the economic recovery of Germany can be foretold promptly.

Now when one talks of the destruction of Germany, the words have a peculiar and limited meaning. Whatever happens millions of men and women will continue to dwell on German soil, the nation cannot be destroyed. What is meant is that the economic conditions, can be so modified that millions of men and women will have to migrate or starve and that this enforced migration will bring about a total transformation of the situation of Germany herself, in relation to her neighbors and to the world.

But if the population of Germany is reduced to those limits which represent the capacity of the country to support itself, if its mineral resources are alienated by French and Polish occupation, if its foreign trade is eliminated by the destruction of German production, through the abolition of confidence and credit, essential to the present possession by the Germans of the necessary raw materials to keep their machine working, then we shall have, once for all, the end of the danger which has overhung

France for more than half a century, the danger which has been expressed in two wanton invasions with devastations which defy description.

### German Situation.

No one should mistake the German situation. Germany has escaped the war with little disturbance to her sources of wealth, outside of the loss of her Lorraine iron fields and her shipping, the latter of which she can and is making good with little delay. Such territory as she has so far lost, has not diminished materially her great coal holdings, which are the basis of her prosperity. Given time, given foreign credits, particularly credits which America can supply, Germany can become within a decade as potent a factor in the world markets as ever. Indeed, if her great military expenses are abolished, she will be better off than before.

By contrast with France and Italy she has no devastated areas, her loss in man power was far less proportionately than that of either Latin country. Moreover, as contrasted with Great Britain, France and Italy, she has no foreign debt contracted during the war and no mortgage upon her future. Such debt as she has is domestic and can be controlled by her own tax law. If she can evade payment of reparations, she will have won the war, on the economic side, and having won it on the economic side, will presently be prepared to renew it on the military and political side with every prospect of ultimate success.

### Bedrock Policy.

Now this is the bedrock of German policy. Victory or defeat turns upon the subject of reparations. It is not that Germany is fighting to reduce the sum of reparations, with any purpose to pay what is possible, having eliminated the possibility. No, for alongside with the reparations campaign goes the battle to establish the idea that Germany was not responsible for the war, was the victim, not the aggressor, and therefore to establish the idea that the moral basis on which the reparations claim rests is unsound.

Yet the fundamental fact as between the French and the German has not changed and cannot change. Either Germany must pay the French claims and give evidence of having abandoned her aggressive policies with respect to France, or French policy and French power will combine to make Germany recover economic first, military second, impossible. The problem has no new aspect and no alternative answer can be found. Moreover, the situation does not stand still, on the contrary the more clearly Germany policy indicated that Germany does not mean to pay, the more potent becomes the party in France which demands that Germany shall be made powerless, since she cannot be compelled to pay.

I know it is popular to assert that French pursuit of such a policy, which means no more than the effort to obtain security against a new attack, since no repayment can be had for the injuries of the past, is described in Anglo-Saxon countries as suicidal, and France is held to be insuring her own ruin at the moment she is bringing down the German edifice. But this is only moderately true. France is fiscally ruined, if Germany does not pay, but fiscal ruin and national ruin are quite different things, and France is better adapted than any other European nation to endure the general collapse of the existing economic system.

You can put the thing simply by saying that if Germany is destroyed, all the world will suffer from the repercussions of the collapse, but France least of all and the French loss will hardly outweigh the prospective French loss, if Germany recovers and reestablishes her power, and uses it as she openly proclaims her purpose to use it, namely, in a new assault upon France. The reason for comparative advantage of France lies in the fact that, unlike Germany, Italy, or for that matter Great Britain, France is a self-contained country, with a comparatively low density of population. France can feed herself, she can practically meet all of her requirements within her own home and colonial area, and she is not highly industrialized, like her neighbors. The foundation of France is the peasant farm, the character of France that of an agricultural country.

Many of my American friends say to me that such a course by the French would be dangerously unpopular in the United States. True, but will the United States undertake to make Germany pay or guarantee France against a new German attack? Obviously not. It is equally asserted that the British would never approve such a policy. True, again, but will the British insure France, supply the monies Germany refuses to rebuild France? Certainly not. Then, finally, will the United States or Great Britain go to war with France to save a Germany which refuses all just payment and continues to threaten new invasions and new devastations? It is unlikely.

In the last analysis the power lies in French hands and failure to exercise the power carries with it the menace to the future of the great nation, which has had fifty years of uninterrupted German menace and only with the gravest difficulty averted the German attack.

From the day of the armistice the whole French people have had but two things in mind. "Germany must pay, or Germany must be rendered harmless for a period well into future." Lloyd George, Mr. Wilson, one statesman after another has sought to modify French policy, but have failed because none was able to modify the German attitude. From the beginning the sole hope of saving Germany on the economic side has been persuading Germany to meet her obligations under the armistice and discard her purposes which produced the war.

Since Armistice.

From the hour of the armistice to the present moment hostilities have been prevented between France and Germany only with the gravest difficulty and with serious consequences to French statesmen who yielded to allied persuasion. In reality, while the actual fighting has been interrupted, French and German policies have remained in opposition. At best there has been a truce, but not a foot of progress toward any solution of the great question. Confident that the recent allies of France would restrain the French, the Germans have multiplied their defiance and unceasingly practiced those covert menaces which were destined to arouse French apprehension and precipitate such French action as would deprive France of her allies.

Germany is playing the peace game as she played the war game. She is counting on dividing the allies, on isolating France, she is reckoning on the self-interest of Britain and the United States, who must suffer if Germany is destroyed as an economic unit, as a potential market. She is not counting on making any sacrifice herself, she is rousing her people to new passion and new fury with each day. She is openly challenging the responsibility for the war and therefore the responsibility of the reparations. She is risking ruin, as she risked it when she invoked the submarine as a weapon against her enemies, with the same obstinacy, the same blindness, and for herself the same fatality.

It seems to me Americans can take

at least restock her farms and re-furnish her plundered homes, and in doing this do no more than forcibly recoup herself in part for what was taken from her during the war. Rumors, occupying Budapest, which profited at the expense of Bucharest, the Rumanian capital, in the end had its revenge.

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## Mother's Pardon Sought to Get the Baby Out of Jail

ALBANY, N. Y., April 2.—Governor Miller today took official notice of an innocent ward of the State, Baby Gloria O'Dell, who is confined with her mother in Auburn prison, where the parent is serving a 20-year term for murder. The father, James O'Dell, is now waiting electrocution in Sing Sing prison for the same murder.

The governor said he had received petitions asking for the release of the mother so that the child, who was born after the mother began her prison sentence, could be reared outside of the prison walls. These petitions have been referred to the pardon clerk, who, at the governor's direction, is investigating the case.

Alle calculations on this fact: France will never permit Germany to recover economically unless Germany meets French demands for reparations. Aside from the possibility of reparations, French safety, French existence is best guarded by the reduction of Germany to a state of 40,000,000 or 50,000,000 inhabitants. And such reduction, French military power can now bring about, without aid from any other nation. Moreover, no other nation can prevent France from such action save as it contributes to coerce the German and guarantees French security.

In any event the present crisis cannot endure. Things must improve or worsen very rapidly and any material decline must bring with it economic ruin for Germany. Provided Germany policy shows a sudden and complete change, provided Germany consents to meet allied terms, at the very least to accept them and begin some respectable effort to pay, provided Germany lays aside her present campaign of threat and menace to France, there is yet a chance that she may escape. But the conditions are almost solidly contrary to any known fact.

### Go to Ruin.

On the surface Germany seems marching straight toward ruin, precisely as she did when she undertook to invade Belgium in the face of world sentiment and immediate British danger. Exactly as she did when she resorted to unrestricted submarine warfare with the certainty that this meant American participation. Britain came into the war reluctantly, the United States entered with no less distaste, but both came and the presence of both insured German defeat. Today the destruction of Germany is distasteful to public sentiment and opinion in the United States and Great Britain, but not sufficiently distasteful to permit intervention to save Germany, while Germany obstinately refuses to pay and steadily continues to threaten France. "German destruction is made in Germany, not in France, but the instrument will be French, and it is difficult to see how France can be restrained much longer from that march to Berlin. This will mean a new war, but a war which will almost certainly have for Germany the same unmitigated evil as the Thirty Years War, which put Germany out of the reckoning for a full century and a half.

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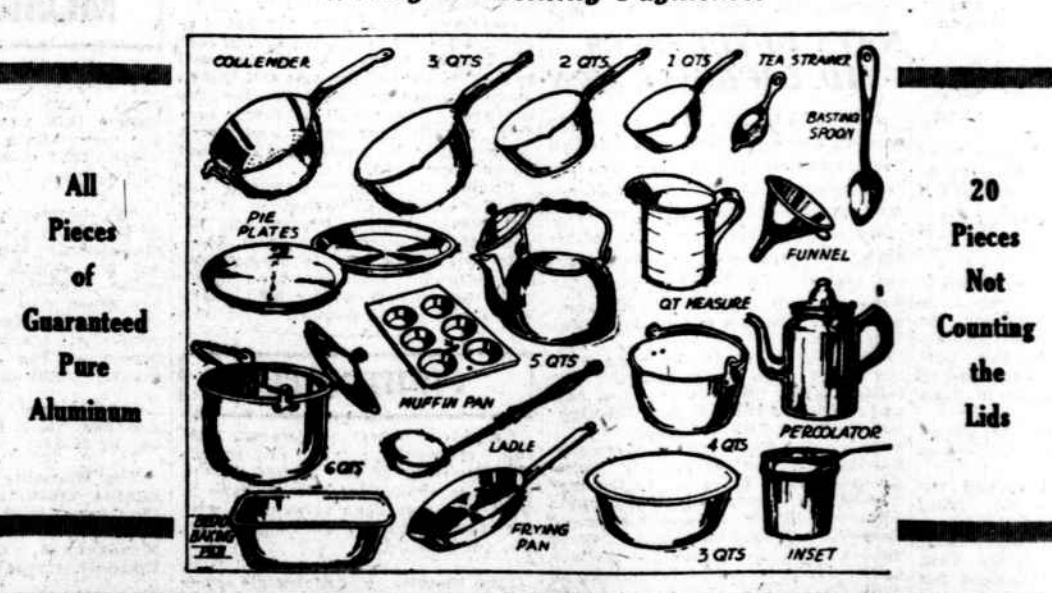
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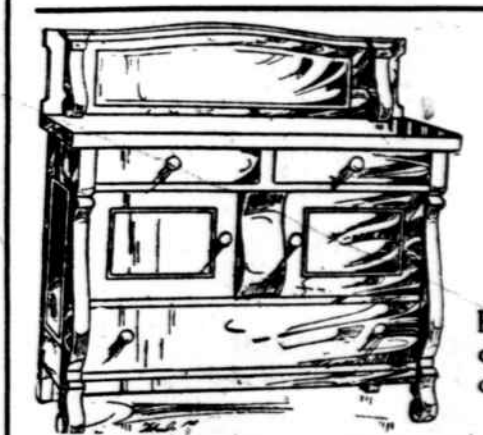
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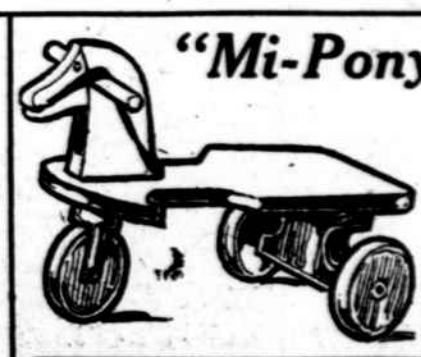
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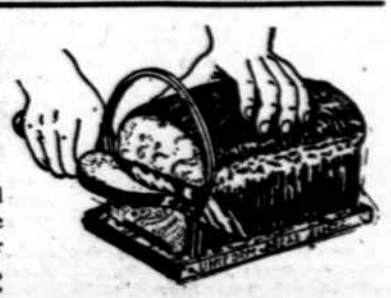
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